United States Coast Guard
U.S. Department of Homeland Security

amec

FINAL
Phase I Environmental Due Diligence Audit and Supplemental Due Diligence Activities Report
U.S. Coast Guard Housing Units

1424 Carmelle Drive, 1446 Cornell Place, 1447 Cornell Place, 1481 Cambridge Lane, 1487 Cambridge Lane, 1493 Cambridge Lane, 1499 Cambridge Lane, and 1505 Cambridge Lane
Ft. Myers, Florida

Contract No. GS-00P-08-CY-A-0045/Award No. GS-P-00-13-CY-5054

January 2014

The following conclusions are excerpted from this final report.

CONCLUSIONS

The Phase I EDDA and Supplemental Due Diligence Activities identified the following findings at the Sites:

- Prior to 1975, the area was used as agricultural farmland and some structures were observed on the properties in historic aerial photographs. Due to the scale of the photographs, the type and purpose of the structures could not be ascertained. Herbicides and pesticides were historically used in farming operations. As the housing units are connected to potable water through the City of Ft. Myers, and due to the residential use of the properties, historic herbicide and pesticide use is not expected to pose an environmental concern for the Sites.

- Based on lead in soil sampling, the soil in the drip line of the Sites is not contaminated with lead.

- Based on the site reconnaissance, LBP was not found at any of the units.

- During the Asbestos Containing Material (ACM) survey, AMEC collected samples from the 1424 Carmelle Drive and 1493 Cambridge Lane locations. It was determined by the field staff that these houses were most representative of the other houses around them.

In this instance 1424 Carmelle Drive represented: 1446 and 1447 Cornell Place. 1493 Cambridge Lane represented: 1481, 1487, 1499, and 1505 Cambridge Ln. The ACM survey confirmed that ACM is present at the 1493 Cambridge Lane location and included: textured and smooth drywall/joint compound and interior window caulk. As this unit is representative of the other units on Cambridge Drive, it is presumed that the same materials at the other Cambridge Drive units are ACM. While there are 21 special status species identified, it is unlikely these species reside within the project area or would be affected by the action due to surrounding development and a lack of suitable habitat within or in the immediate vicinity of the project area.

- The USCG housing properties along with the surrounding area are located within the 100-year floodplain and mapped as Zone AE, which is defined by FEMA as special flood hazard areas subject to the 1% annual chance flood where base flood elevations have been determined. The nearest mapped floodway4 occurs more than 0.3 mile to the northeast and is associated with Hendry Creek.

- No Recognized Environmental Conditions (RECs), as defined by ASTM Standard Practice E 1527-05, was identified in connection with the site. “Recognized Environmental Conditions” are “The presence or likely presence of any Hazardous Substances or Petroleum Products on a Property under conditions that indicate an existing release, a past release, or a material threat of a release of any Hazardous Substances or Petroleum Products into structures on the Property or into the ground, groundwater, or surface water of the Property. The term includes Hazardous Substances or Petroleum Products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.”

RADON

The United States Environmental Protection Agency (USEPA) has classified Ft. Myers, Florida as being located within the USEPA Radon Zone 3, with indoor average radon levels of less than 2 picocuries per Liter (pCi/L). Based on information provided by the USCG, radon testing has not been conducted at the site.

The USEPA Statistical Summary Readings for Zip Code 33919 lists test results at 94 locations in the area as less than 4.0 pCi/L, with the average detection being 1.1 pCi/L. The USEPA Radon threshold value for radon in indoor air is 4 pCi/L. As the radon concentrations in the area are typically below the USEPA threshold value, and the absence of a basement at the properties, radon is not expected to be a concern at the properties.